

FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
OFFICE OF ZONING, PERMITTING, AND INSPECTIONS
(540) 347-8789

TO: Elizabeth A. Cook, Chief of Planning
FROM: Douglas S. Morgan, Senior Planner
DATE: June 7, 2002
APPLICATION: Special Exception, Category 20 SE02-L-30
OWNER: James R. & Betty L. Mills
PIN #: 6888-38-9459-000



ZONING
DISTRICT: RA (Agriculture)

ACREAGE: 120.23 acres

PROPOSED USE: Special Exception, Category 20, to allow for the construction of a lattice structure for co-location of wireless service providers.

MAGISTERIAL
DISTRICT: Scott

ADJACENT
ZONING
DISTRICTS: NORTH R1 (Residential) & I1 (Industrial)
SOUTH RA (Agriculture) & R1 (Residential)
EAST RA (Agriculture)
WEST R1 (Residential) & I1 (Industrial)

ADDITIONAL COMMENTS:

1. In accordance with Sections 3-200 2 of the Fauquier County Zoning Ordinance, this district contains those areas where agriculture and forestry are the predominant uses or where significant agricultural lands or large lot farmette type residential development exists.
2. In accordance with the State Code of Virginia, the property is not located in an Agricultural & Forestal Districts.

3. In accordance with Section 3-102. 3 of the Fauquier County Zoning Ordinance, that no new lattice towers and guyed towers are permitted in the R1 Zoning District. Properties to the North, South, and West have residential zones.
4. The Fauquier County Comprehensive plan shows the existing site and the areas North, East, and West of the current site as rural. The Fauquier County Comprehensive plan shows the areas South of the existing site to be industrial.
5. In accordance with Article 12 of the Fauquier County Zoning Ordinance, a Major Site Plan, meeting all site plan requirements, must be filed, reviewed, and approved prior to any site development.
6. The reduction of the tree buffer, as outlined in the special exception justification report, is part of the site plan review as well. Landscaping/buffer plans are required with all Major Site Plans. A landscape modification request form will be required along with the site plan to reduce the minimum requirements.
7. There are no known violations on the property.